



Meeting Notes

Downtown Focus Group Meeting

10:30 a.m. – Thursday, June 25, 2009

APS Conference Room, 101 West Cherry Ave, Flagstaff, AZ

1. Welcome and Introductions

In attendance:

Ralph Boyer, Citizen
Garrick Brooks, Real Estate
Ed Dunn, Citizen
Roger Eastman, City of Flagstaff
Brian Furuya, Aspey Watkins & Diesel
Ed Larsen, City of Flagstaff
George Pryer, Southside Community Outreach
Phil Scandura, Historic Route 66 Association of AZ
Amy Sinsheimer, Consultant
Aude Stang, Architect
Stephanie Stackhouse, Edward Jones
Mary Jo Tsitouris, City of Flagstaff
Bill Walton, Citizen
Charlotte Welch, Citizen
Lisa Wise, Consultant

2. Recap Focus Group purpose

The Focus Group will be outcome focused with a strong emphasis on general issues rather than getting into the details of technical code review. A primary goal will be to ensure that the new Code implements the Regional Plan.

After the group viewed the transect presentation, Mr. Eastman noted that there is no specific chapter in the Code for Downtown so it is being suggested that Formed Based Code be applied to the downtown area through the application of transect.

3. Discussion regarding Downtown issues associated with the rewrite of the Land Development Code

The group discussed the boundary of Downtown. Mr. Eastman pointed out that our discussions will be in regards to commercial and mixed-use only (we are not here to discuss residential). It was decided to include Southside along with the existing boundary of Downtown will be used for the purpose of further group discussion.

Results from the prioritizing exercise.

1. Identity and vision of Downtown
2. Parking (public & private)
3. Southside
4. Zoning
5. Pedestrian friendly

The Group discussed the identity and vision of Downtown. All agreed that protecting the "historic fabric of Downtown" is vital.

- Historic architecture period (30's – 60's). Block size
- Promote small corner stores (hardware, grocery)
- Higher density/mixed-use in Downtown to prevent sprawl
- Promote variety – more reasons to go Downtown
- Downtown more than just a tourist destination
- Center of activity (evolution)
- Gathering places (need to consider age diversity)
- Parking issues - civil impact (City, County, NACOG, etc.)
- Height restrictions (human-scale). To be discussed in zoning.
- Outdoor patios
- Stepped-back upper levels

The group discussed height restrictions in Downtown and would like the maximum to be relative what currently exists and also with street width. The idea of stepping back upper floors for residential patios was raised and it was pointed out that this type of design is very expensive.

Mr. Boyer suggested that the group acknowledge the current tourist demand in Downtown and support it with a broader tenant mix, but in the long term, promote residential and mixed use.

At the next meeting, the group will discuss the character and relationship between Southside and Downtown. Also, between now and the next meeting, the group was also asked to consider their thoughts on the parking issues in Downtown (the groups #2 priority).

- 4. Next meeting Thursday, July 2, 2009, at 10:30 am.**
- 5. Adjournment: 11:59 a.m.**

Downtown Focus Group Meeting

Summary Notes – June 25, 2009

RESOLVED ISSUES	FURTHER DISCUSSION
Incorporate corridors to link Southside to Downtown	Identity -Downtown characteristics -Vision of Downtown -Increase vitality/interest
Transects	Parking -Public -Private
	Southside -Image with Downtown -Effects of the Rio de Flag
	Zoning -Form Based Code in Downtown -TND in Downtown -Simplification (too many zones) -Density/height -Concentration/variety -Master "tenanting" -Businesses expanding into residential -Incentives
	Pedestrian friendly Downtown (walkable) -Mid-block crossings -Pedestrian streets -ADA requirements -Alley network -Bicycles
NOT APPLICABLE	NEW ITEMS
Design Guidelines	The group would like more education on: -City's plans for the Humphrey's Corridor -The Rio de Flag project
Liquor licenses	
Signage – way finding	
Mass transit	